

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

WASHINGTON HOMES AT SILVERBROOK ROAD

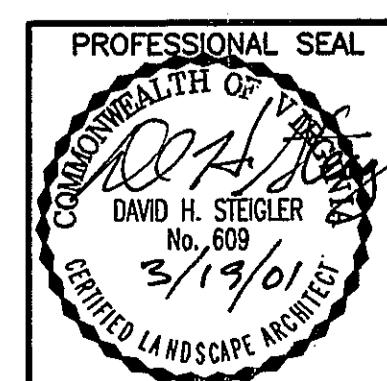
RZ 2000-MV-019

GENERAL NOTES

- The property subject to this CDP/FDP is located on Fairfax County Tax Assessment map 107-1 ((1)) Parcel 2, 107-2 ((1)) Parcels 30, 31, 32, 34, 35, 36, 37, 38, 39, and 107-4 ((1)), Parcel 6. The property consists of 57.0± acres (2,482,735± SF) and is zoned R-1. This CDP/FDP accompanies an application to rezone the property to the PDH-12, Planned Development District.
- The owners of the subject property are the following:
 107-1 ((1)) Parcel 2 is now or formerly in the name of Douglas C. and Lesley A. Spalding, as recorded in Deed Book 10388 at Page 1377;
 107-2 ((1)) Parcel 30 is now or formerly in the name of Centurion Development Corp., as recorded in Deed Book 6982 at Page 1489;
 107-2 ((1)) Parcel 31 is now or formerly in the name of Zane C. Fleenor, as recorded in Deed Book 6057 at Page 1115;
 107-2 ((1)) Parcel 32 is now or formerly in the name of Kenneth Blunt Jr. et al, as recorded in Deed Book 5067 at Page 654;
 107-2 ((1)) Parcel 34 is now or formerly in the name of John E. Cowles Trustees, as recorded in Deed Book 11377 at Page 1645;
 107-2 ((1)) Parcel 35 is now or formerly in the name of Charles A. Harrover, as recorded in Deed Book 10488 at Page 1462;
 107-2 ((1)) Parcel 36 is now or formerly in the name of David A. Wease, as recorded in Deed Book 8078 at Page 1556;
 107-2 ((1)) Parcel 37 is now or formerly in the name of Glenn W. Hall and Margaret H. Mahon, as recorded in Deed Book 5738 at Page 357;
 107-2 ((1)) Parcel 38 is now or formerly in the name of Glenn W. Hall and Margaret H. Mahon, as recorded in Deed Book 5738 at Page 357;
 107-2 ((1)) Parcel 39 is now or formerly in the name of Bryan R. Schultz, as recorded in Deed Book 9523 at Page 1922;
- 107-4 ((1)) Parcel 6 is now or formerly in the name of Leathers Fleenor Co., as recorded in Deed Book C14 at page 0409.
- The contract purchaser/developer is Washington Homes, Inc.
- Existing land use and zoning adjacent to the site are:
 West: R-1, R-20 Use: Vacant/Single Family Attached (Approved)
 North: R-1, R-C Use: Vacant, formerly D.C. corrections site.
 East: I-95 Corridor Use: I-95 Ramp
 South: R-1, C-8 Use: Single family detached/Vacant/I-95 Ramp
- The boundary information is from existing records. Topographic information is from aerial survey flown in March 2000. The contour interval is two (2) feet.
- The subject property is partially undeveloped; there are residences and accessory structures on Parcels 2, 31, 34, 35, 36, 37, 38, 39, and 6. The existing improvements were built between 1940 and 1994 and all will be razed when construction commences on the proposed development program.
- The plan has been prepared without the benefit of a title report, and therefore does not necessarily indicate all encumbrances in the property. To the best of our knowledge, there are no major underground utility easements located on the subject property and no utility easements with a width greater than twenty-five (25) feet on site.
- No floodplain exists on the subject property as delineated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County. No Resource Protection Area (RPA), Resource Management Area (RMA) or Environmental Quality Corridor (EQC) exists on the subject property as per the Fairfax County Chesapeake Bay Preservation Area maps.
- The existing vegetation is shown on the CDP/FDP. An EVM has been prepared as part of this application.
- To the best of our knowledge and belief, there are no graves or burial sites located on this site.
- To the best of our knowledge, no hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1 - Virginia Hazardous Waste Management Regulations, and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; To the best of our knowledge the proposed development will not generate, utilize, store, treat or dispose of any such substances on site.
- The subject property is located in the Lorton-South Route 1 Community Planning Sector (LP2) of the Lower Potomac Planning District, Area IV of the Fairfax County Comprehensive Plan. The land use recommendation for the subject and adjacent properties was the subject of a plan amendment, 97-IV-3LP, approved on November 24, 1997, which down planned the subject property from 16-20 dwelling units per acre to the current Comprehensive Plan, that recommends the subject property for residential units at 8-12 dwelling units per acre. No adverse effects are foreseen on adjacent properties.

9	Rev. Layout, Added Alternative	03.19.01	EFF	DHS	
8	Revised Notes	02.16.01	EFF	DHS	

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NO.	DESCRIP	DATE	REV'D	REV'D	DATE

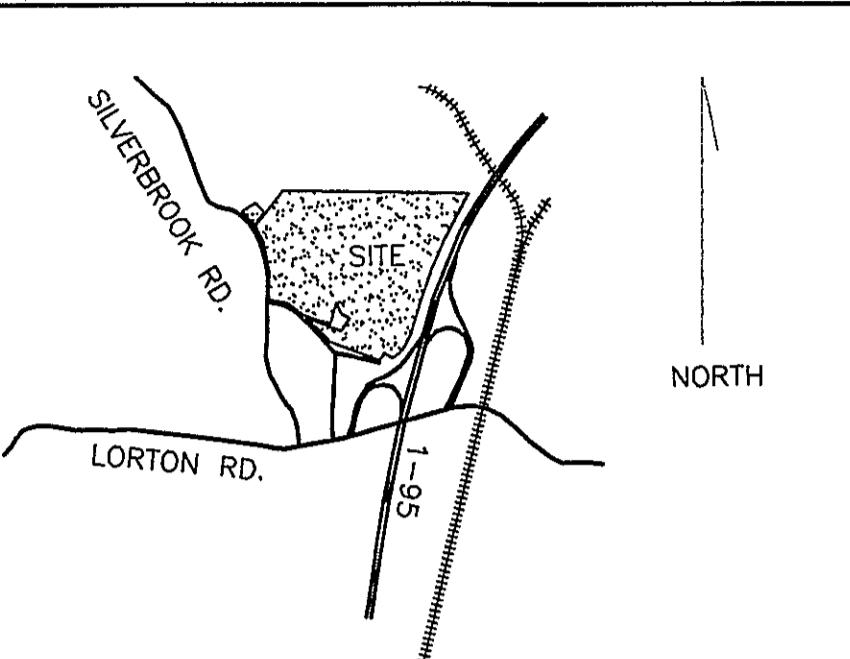


PROJECT

WASHINGTON HOMES
AT
SILVERBROOK ROAD
MT. VERNON DISTRICT
FAIRFAX COUNTY, VA

TITLE

**NOTES &
TABULATIONS**



VICINITY MAP

scale: 1"=2,000'

Bulk Regulations Minimum Yard Requirements

	Required	Provided
Single Family Detached Front	None	5'
Side	None	3'
Rear	None	10'
Single Family Attached Front	None	5'
Side	None	3'
Rear	None	10'
Multi Family Front (From I-95 R-O-W)	200' (Dwellings only)	200' Min.
Side	None	5'
Rear	None	N/A

NOTE: Where lots abut the periphery boundaries, the yard requirements must meet the rear yard standard for an R-12 ADU zoning district except where shown: 20' for Single Family Detached Dwelling 16' for Single Family Attached Dwelling

*Zero lot line units may be permitted so long as 6' minimum is provided between buildings.

Open Space	Required	Provided
Open Space Developed Recreational Open Space	27% N/A	3% ± (20± Ac)
Lot Width Single Family Detached	None	30' Min.*

Maximum Building Height	Required	Provided
Single Family Multi Family Bathhouse	None	40'+/- 65'+/- 30'+/-

Easing Tabulation	Required	Provided
Single Family Detached Required: 147 DU's @ 2 Sp./DU		
Provided: On lot: 3 Spaces (2 Garage, 1 Driveway) (All lots have this condition as a minimum)		
3 Spaces x 147 DU's = 441 Spaces		
Parallel/Other Spaces = 92± Spaces		
Total	294 Spaces	533± Spaces (3.62 Sp./DU)

-Single Family Attached	Required	Provided
Required: 106 DU's @ 2.3 Sp./DU		
Provided: 93 Garage Units x 2 Sp./DU		
Head-in Parking Spaces = 186 Spaces		
Parallel Street Spaces = 20± Spaces		
Total	244 Spaces	272± Spaces (2.57 Sp./DU)

-Multi Family	Required	Provided
Required: 289 DU's @ 1.6 Sp./DU		
Provided: Parking Structure Surface Parking	= 580 Spaces	(see note below)
Total	463 Spaces	611± Spaces (2.11 Sp./DU)

BATH HOUSE	Provided	
Parallel Street Spaces = 10± Spaces		

Total Spaces Required	
Total Spaces Provided	= 1,426± Spaces

Parking Note: Provided spaces shown above reflects spaces that can be counted to meet code requirements only. Actual provided spaces for townhouses will be 304± spaces. Approximately 32 end units will have two car garages and will accommodate up to four (4) cars on the lot.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 20 2001

Application No. RZ-2000-MV-01 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (EDP)
SEE PROFFERS DATED 5/18/01
Date of (SOS) (PC) approval 5/20/01
Sheet 1 of 8

ZONING EVALUATION DIVISION

- #### SHEET INDEX
- Notes and Tabulations
 - CDP/FDP
 - Details
 - Silverbrook Road Plan
 - Landscape Plan
 - Details
 - EVM and Soils Maps
 - Collector Road

7	Revised Layout	02.08.01	EFF	DHS	
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REVISION

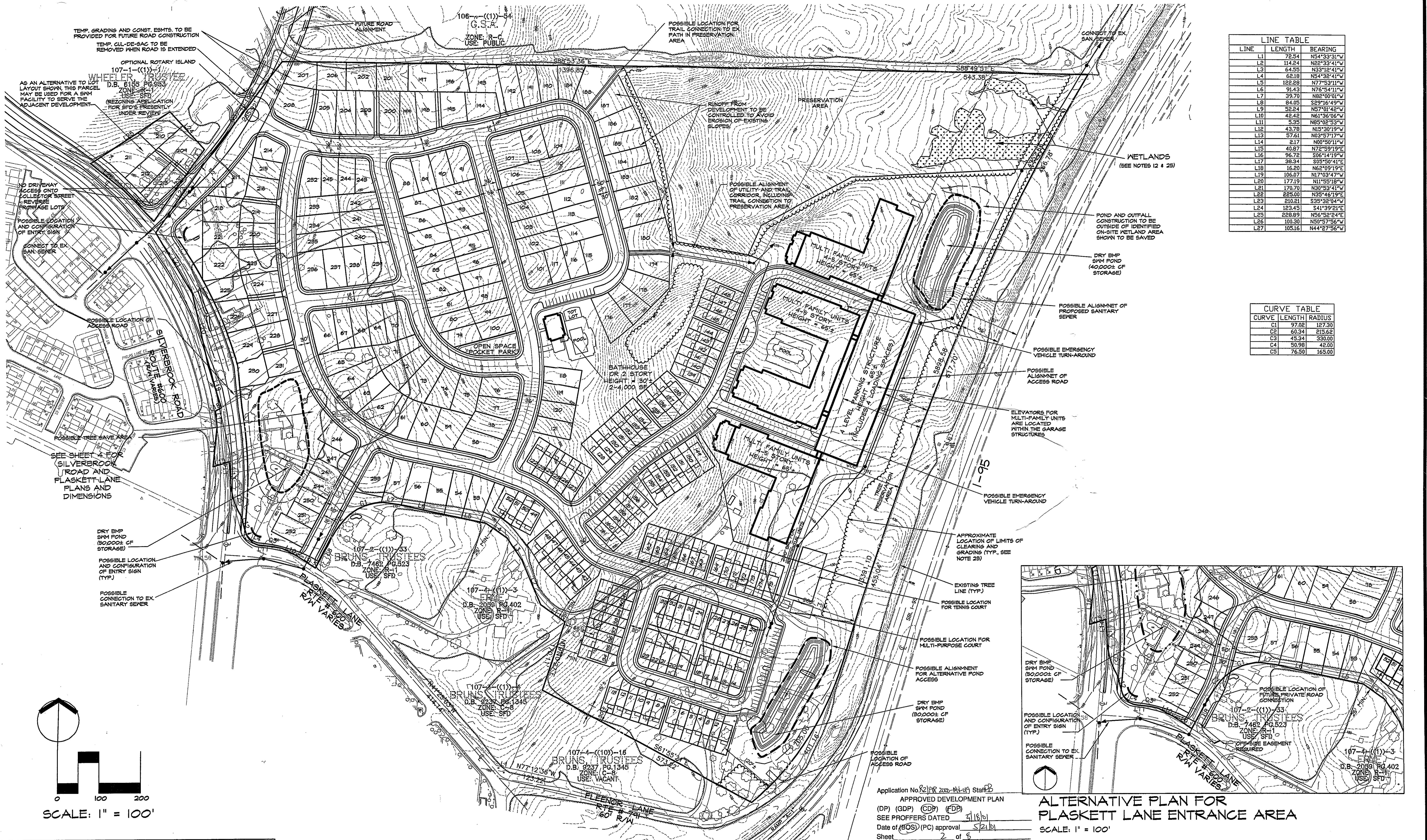
TITLE

PHR&A

Patton Harris Rust & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1678
703-449-6700

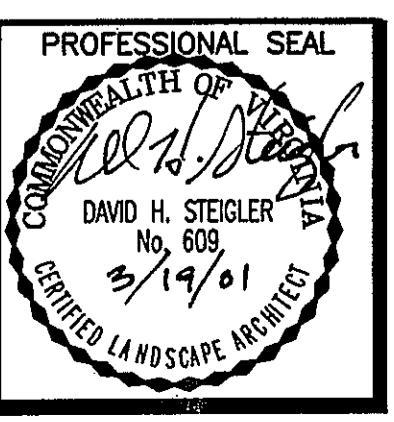
Offices:
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Chantilly, Va.
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Woodbridge, Va.
Martinsburg, W.V.

DESIGN	PJS	SURVEY	OTHERS
DRAWN	PJS	APRIL 10, 2000	
CHECKED	DHS	SCALE N/A	
SHEET	1 OF 8	FILE NO.	10641-1-1



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FAIRFAX COUNTY, VA

TITLE

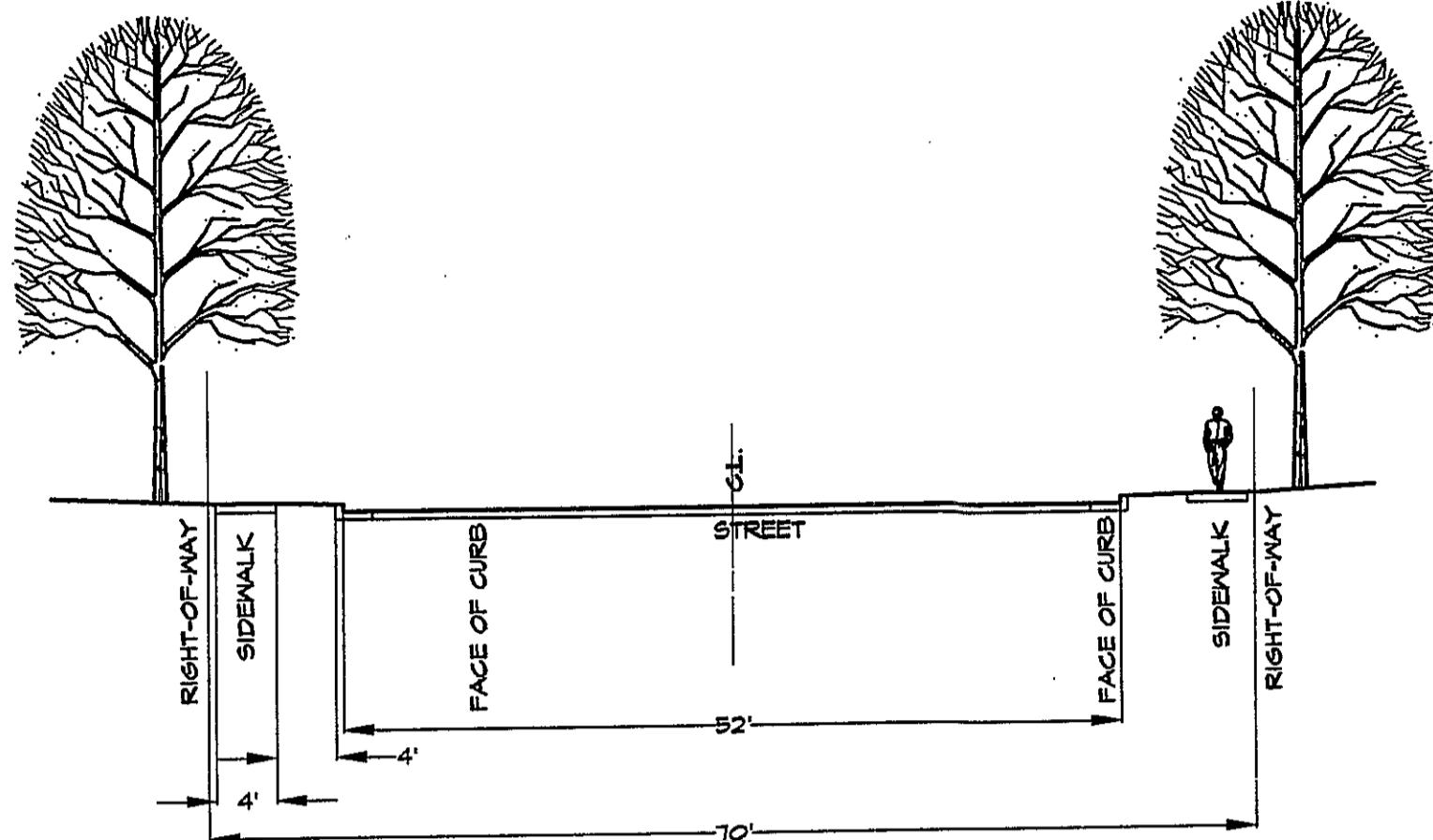
CONCEPTUAL/FINAL DEVELOPMENT PLAN

PH&A

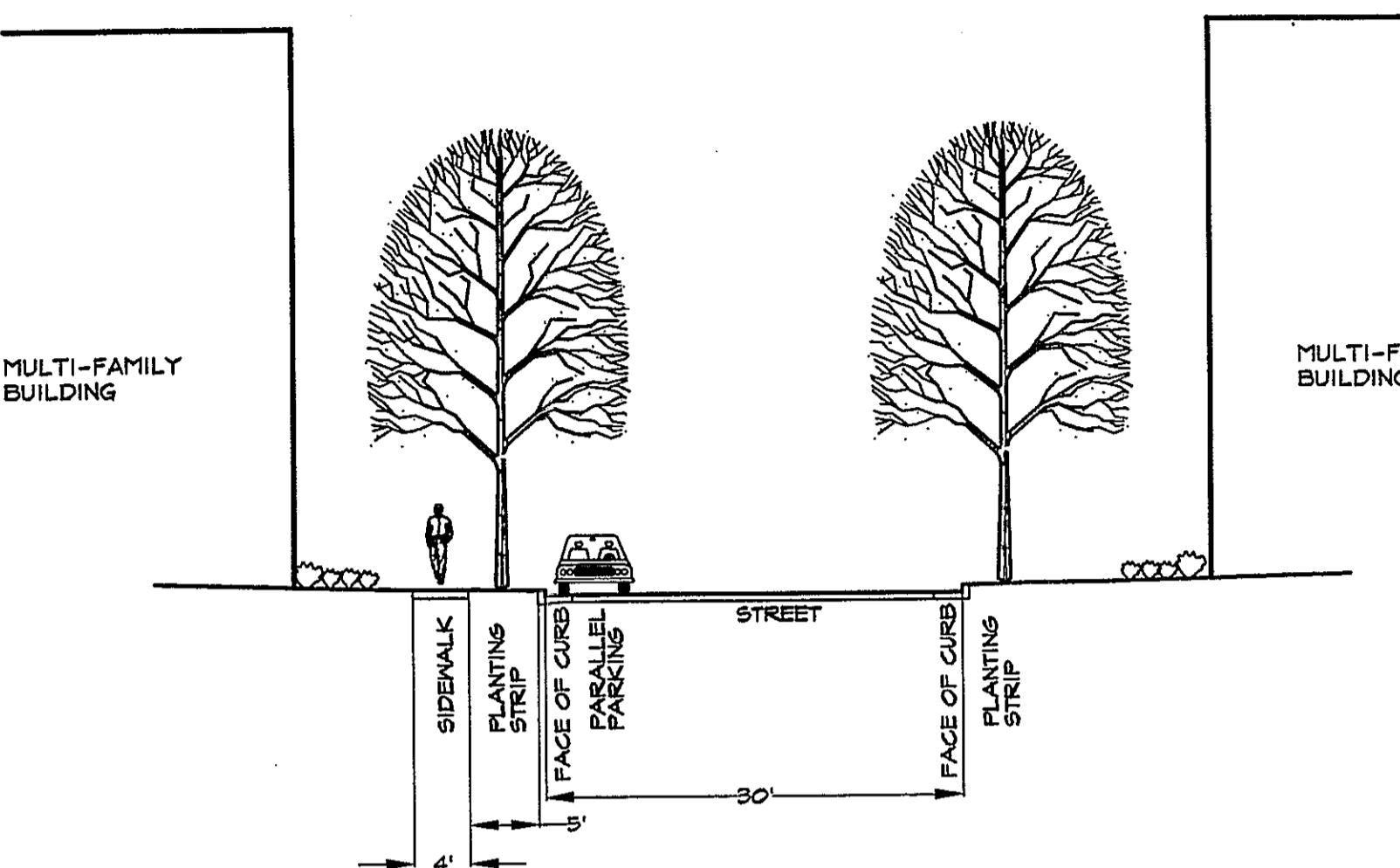
Patton Harris Rust & Associates,pc.
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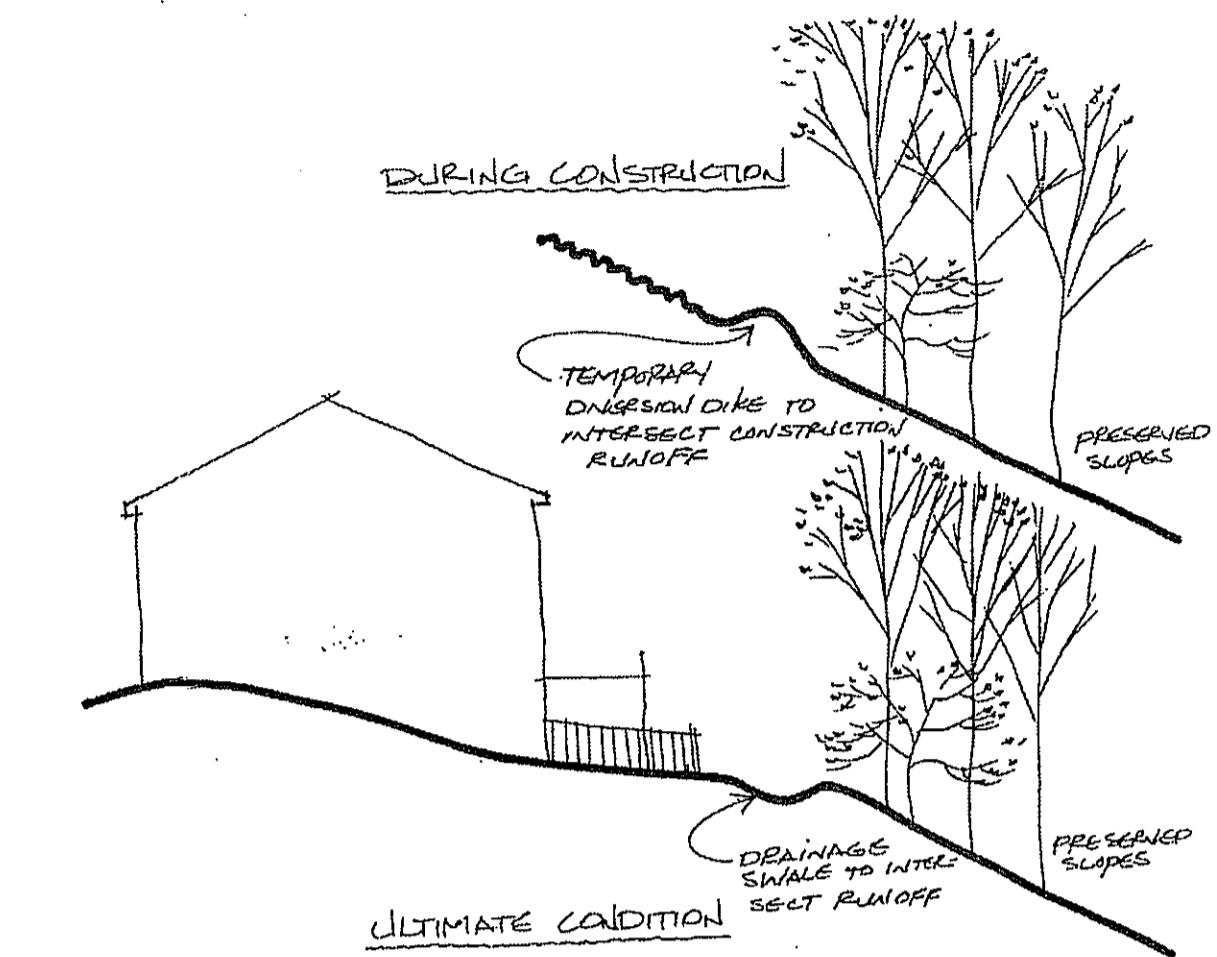
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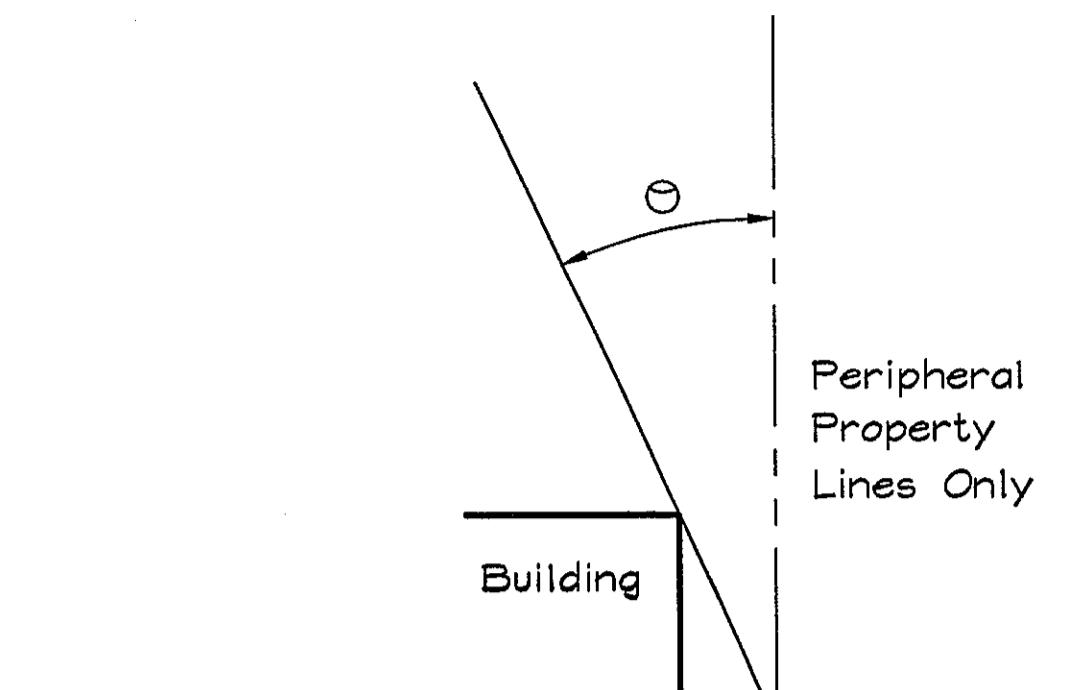
TYPICAL PUBLIC STREET SECTION
4 LANE - UNDIVIDED



TYPICAL STREET SECTION FOR MULTI-FAMILY
PARKING GARAGE ACCESS ROAD



EXISTING SLOPE PROTECTION/ DRAINAGE EXHIBIT
NOT TO SCALE

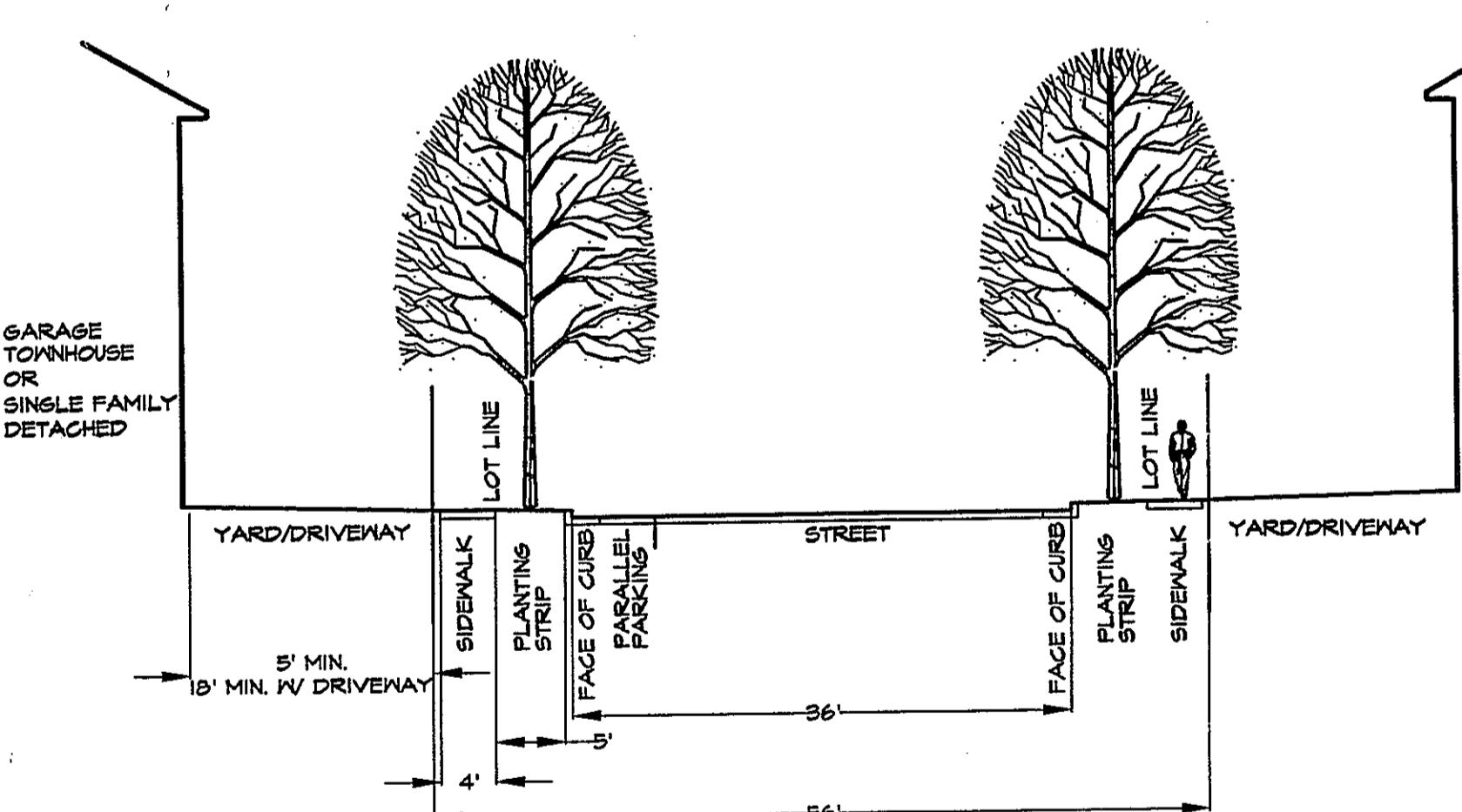


ANGLE OF BULK PLANE DETAIL

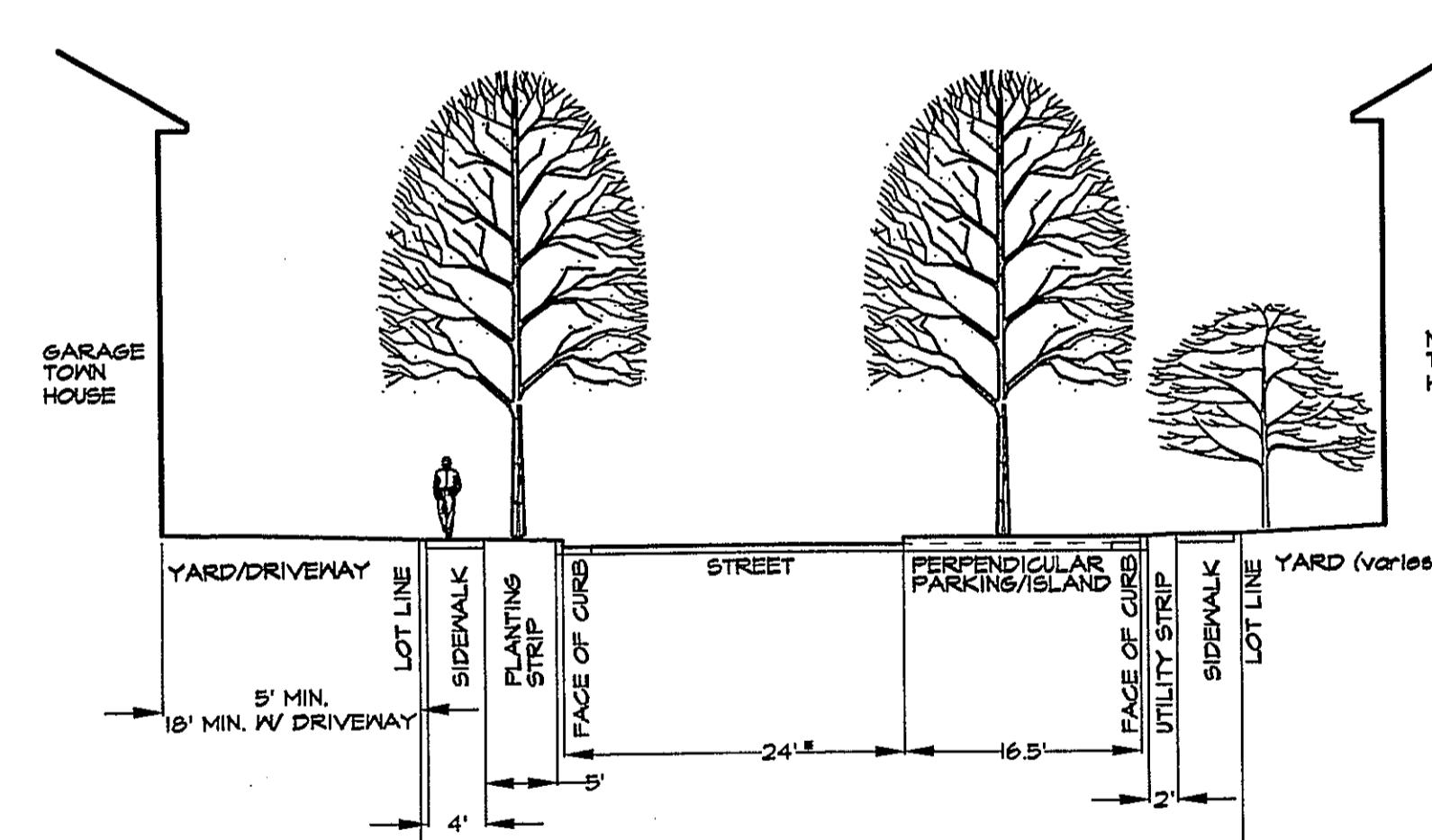
Single Family Detached
Single Family Attached
Multi Family

≥ 30°
≥ 25°
≥ 25°

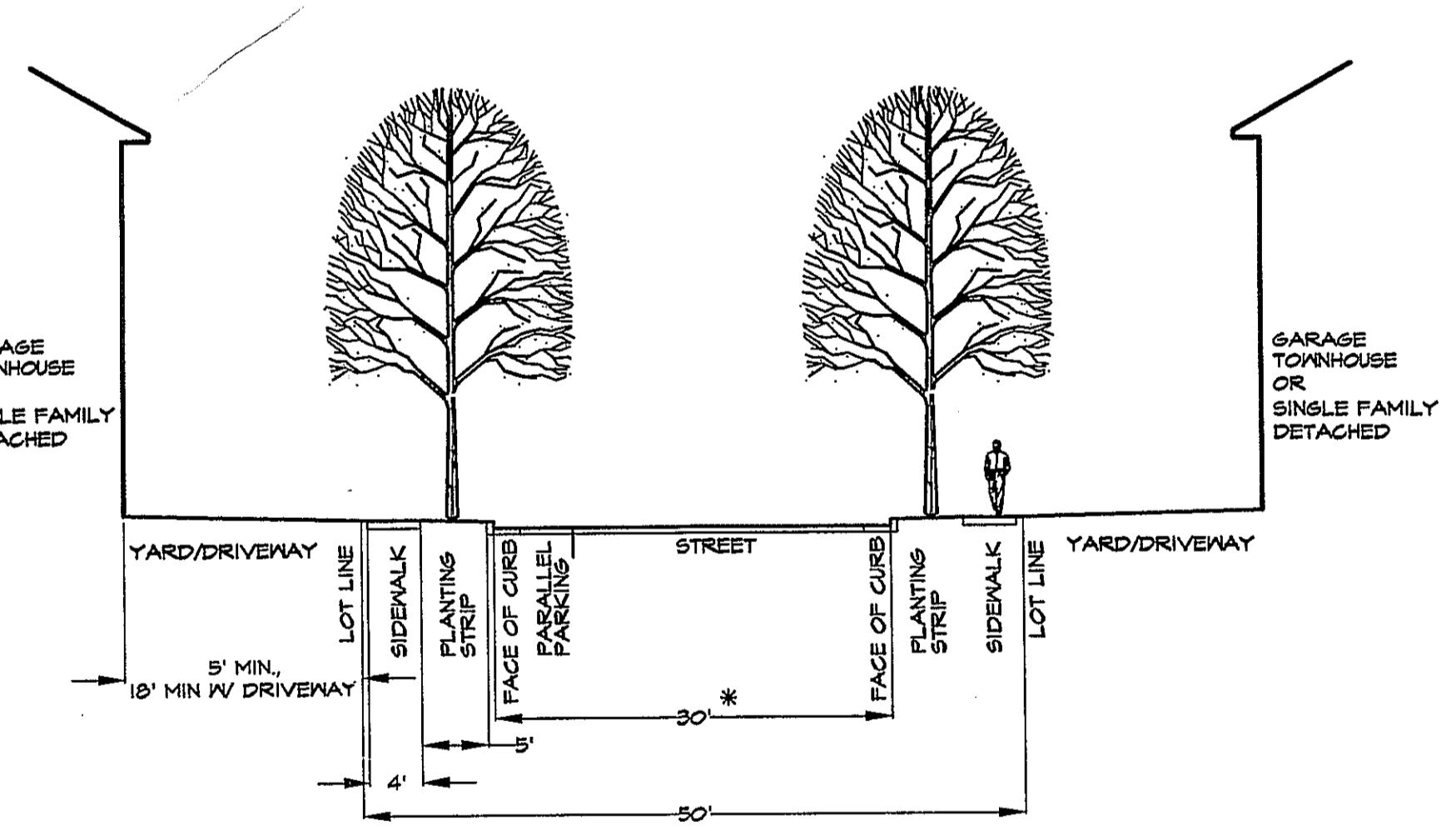
(In conformance with the comparable
R-12 ADU zoning district)



TYPICAL 36' STREET SECTION



TYPICAL GARAGE/NON-GARAGE STREET SECTION

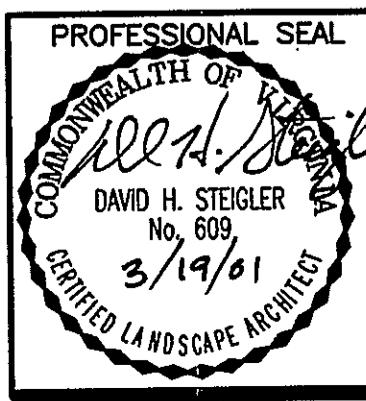


TYPICAL GARAGE STREET SECTION AT
SINGLE FAMILY UNITS

Application No. 2100-110-001 Staff **PB**
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (FDD)
SEE PROFFERS DATED **5/16/01**
Date of (BOS) (PC) approval **5/21/01**
Sheet **3 of 8**

9	Rev. Layout, Added Alternate	03.19.01	EFF	DHS		
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	REVISION					



PROJECT

WASHINGTON HOMES
AT
SILVERBROOK ROAD
MT. VERNON DISTRICT
FAIRFAX COUNTY, VA

TITLE

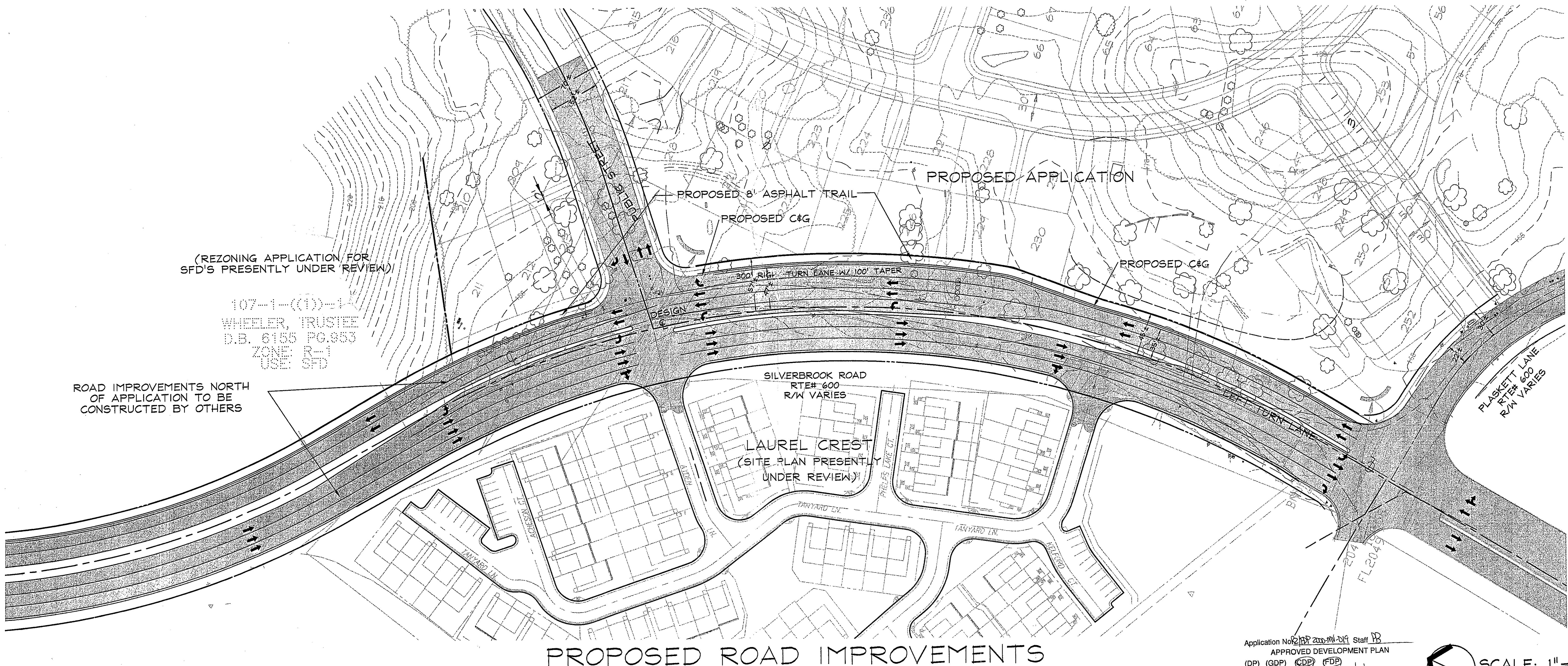
DETAILS

PHR&A

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703-449-6700

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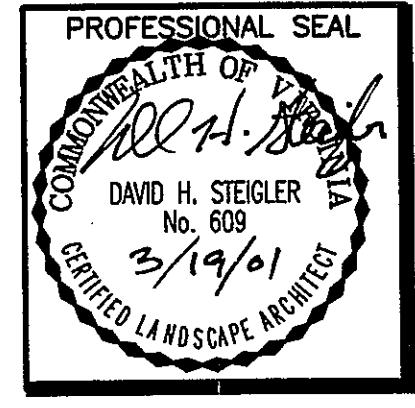
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DRAWN PJS DATE APRIL 10, 2000
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SHEET 3 OF 8 FILE NO. 10641-I-1



THIS PLAN IS FOR ROAD
IMPROVEMENT INFORMATION ONLY

9	Rev. Layout, Added Alternate	03.19.01	EFF	DHS	
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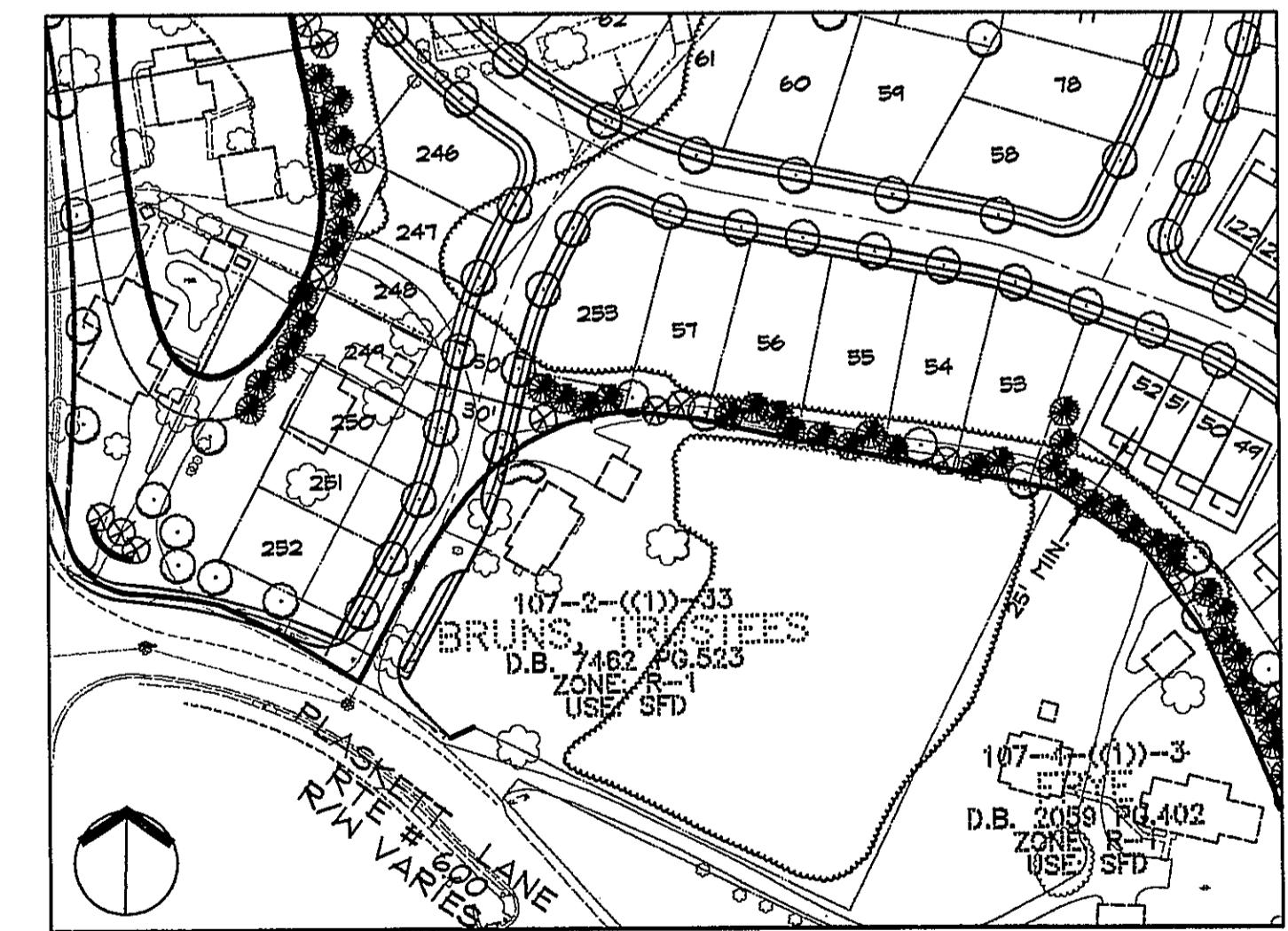
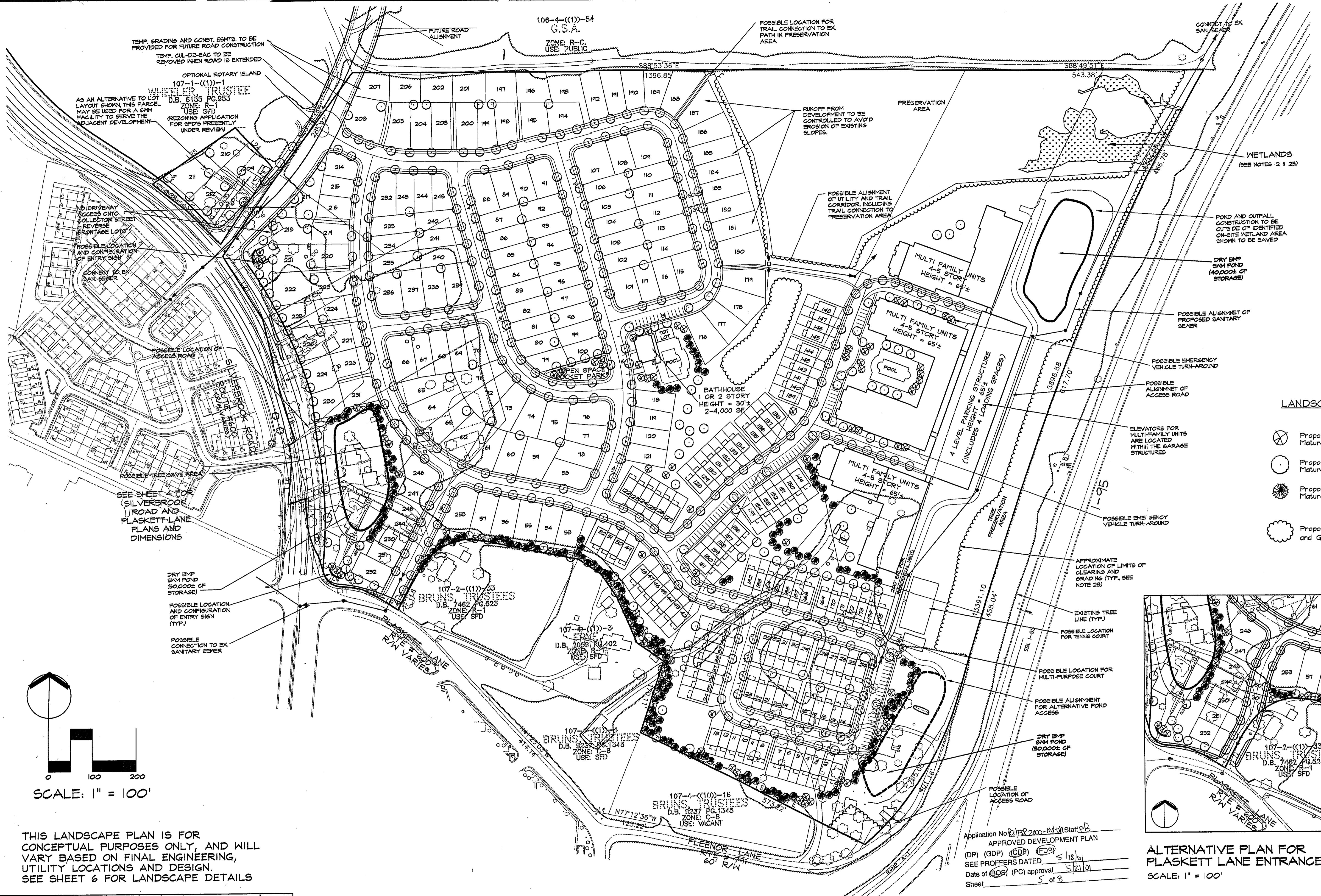


PROJECT
**WASHINGTON HOMES
AT
SILVERBROOK ROAD**
MT. VERNON DISTRICT
AIRFAIR COUNTY, VA

TITLE
**SILVERBROOK ROAD
PLAN**

PHRA
Potton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects
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Chantilly, Virginia 20151-1679
703-449-6700

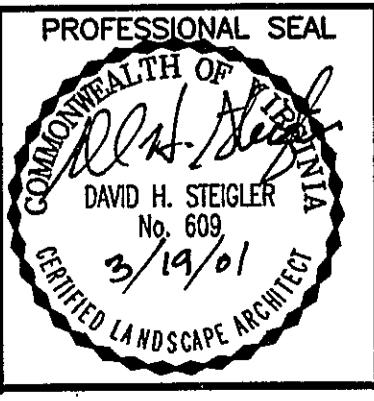
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DRAWN PJS DATE APRIL 10, 2000
CHECKED DHS SCALE 1" = 50'
SHEET 4 OF 8 FILE NO. 10641-I-1



ALTERNATIVE PLAN FOR PLASKETT LANE ENTRANCE AREA
SCALE: 1" = 100'

9	Rev. Layout, Added Alternate	03.19.01	EFF	DHS	
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FAIRFAX COUNTY, VA

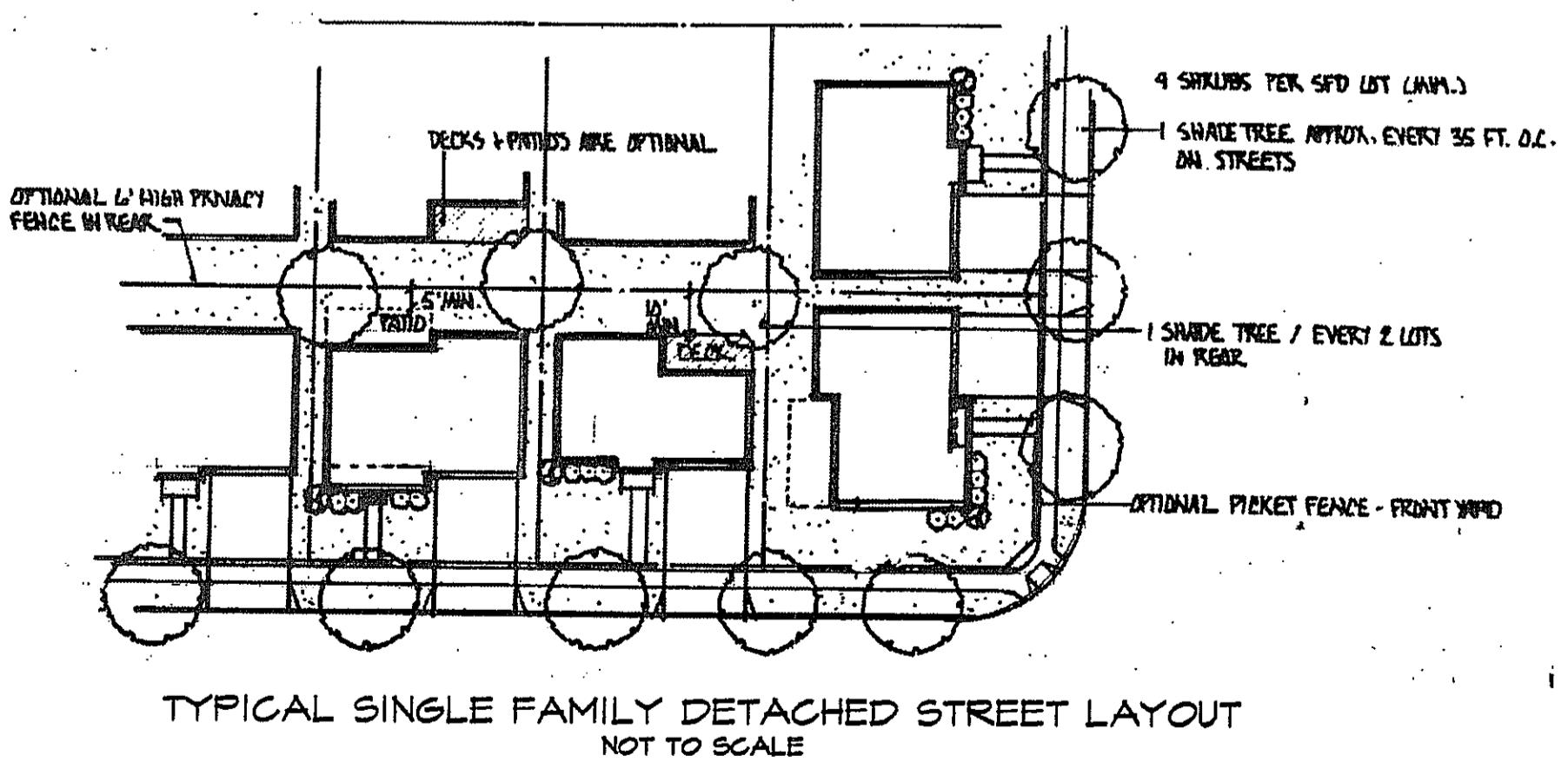
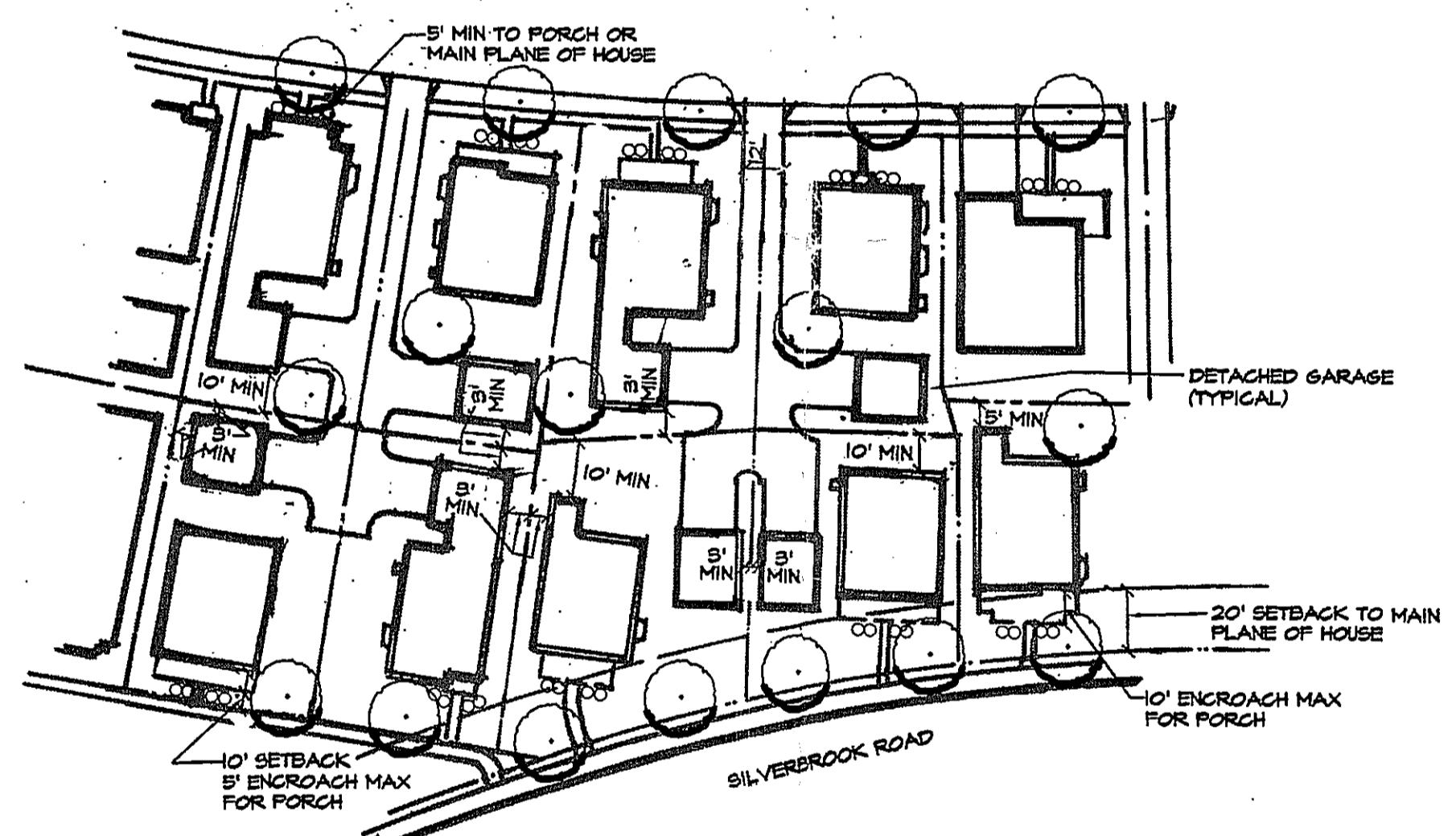
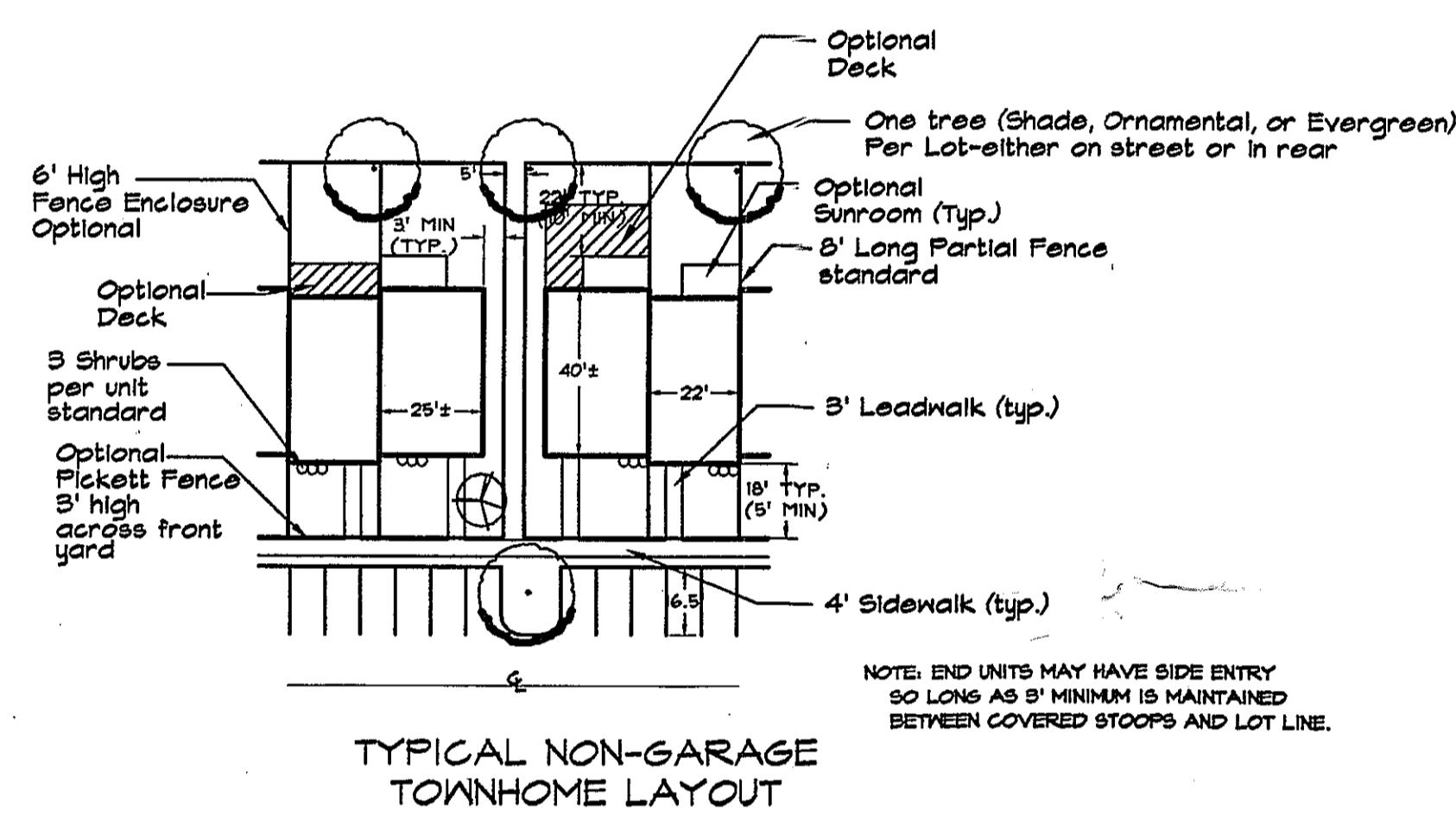
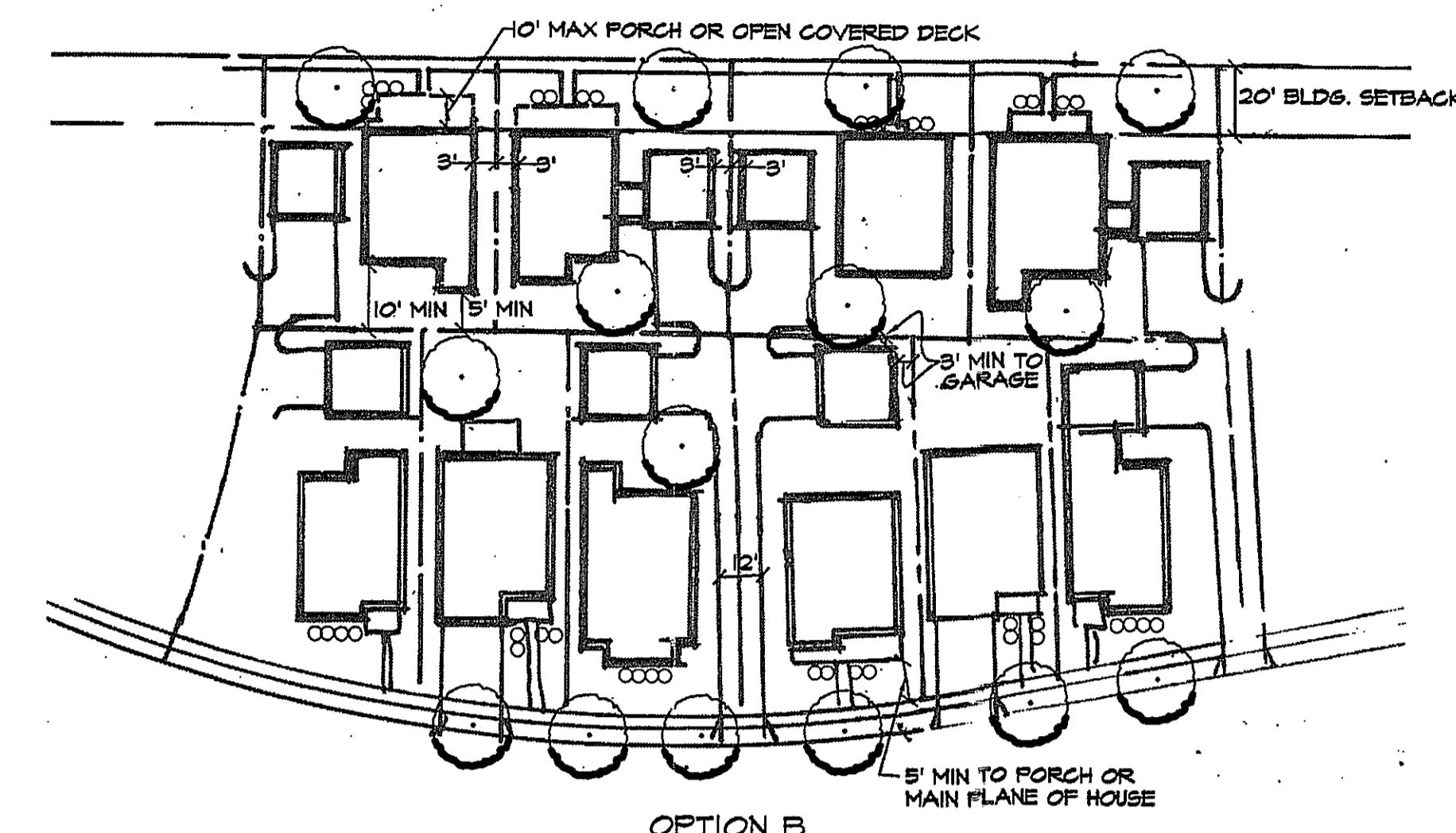
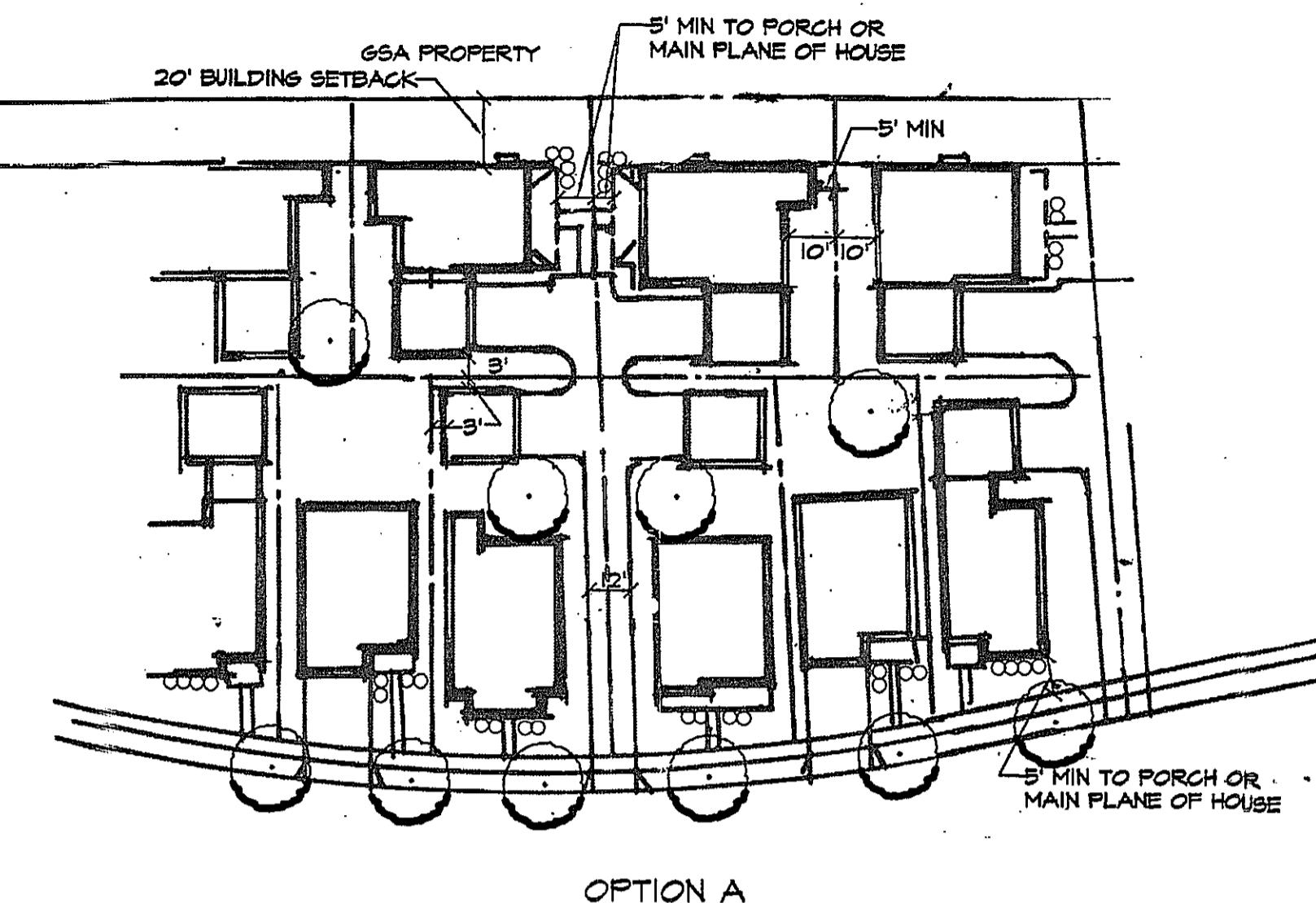
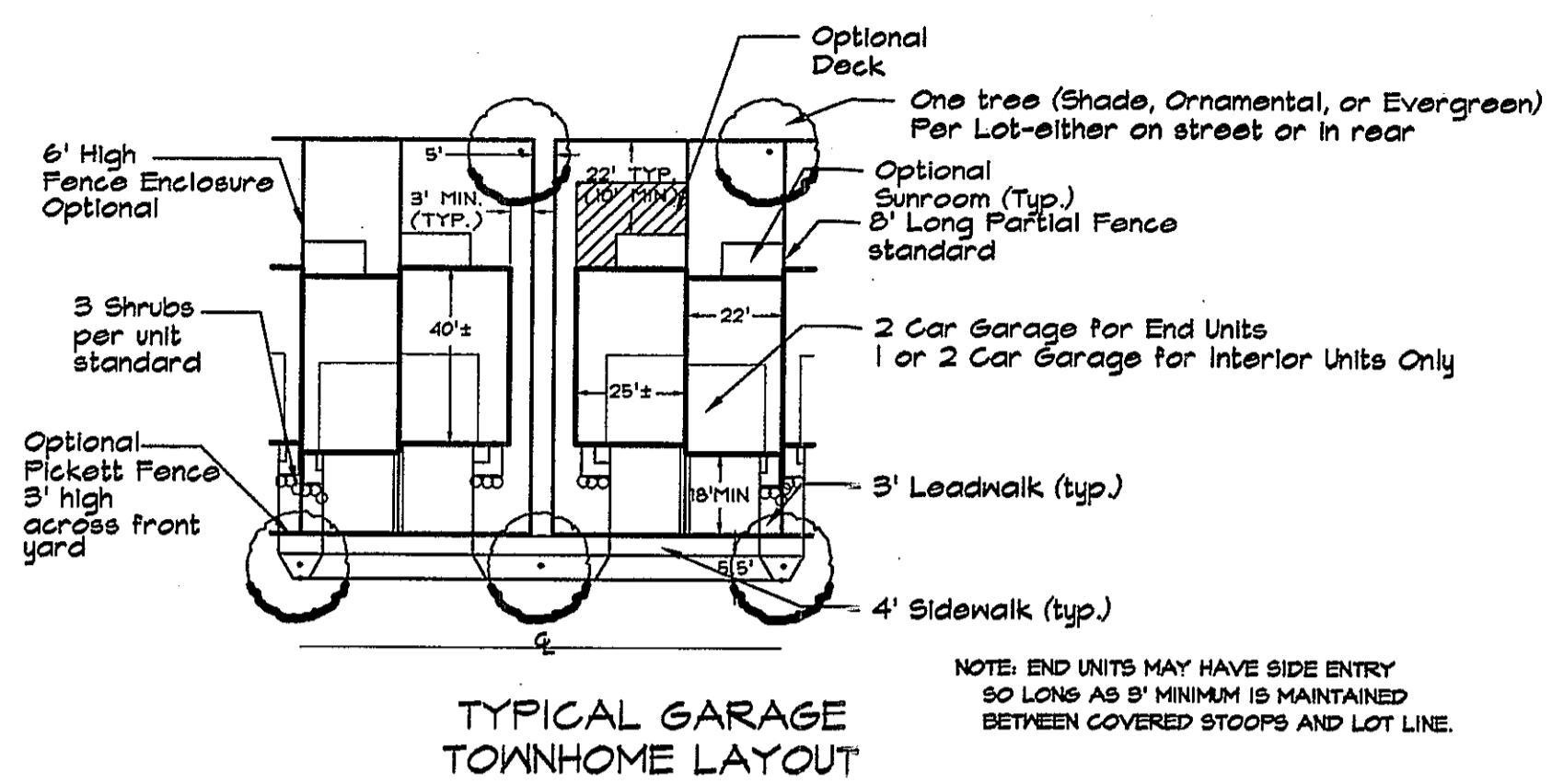
TITLE
**CDP/FDP
LANDSCAPE PLAN**

PHR&A
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Engineers, Surveyors, Planners, Landscape Architects
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Chantilly, Virginia 20151-1679
703-449-6700

Offices:
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DESIGN
PJS
DRAWN
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CHECKED
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SHEET
5 OF 8

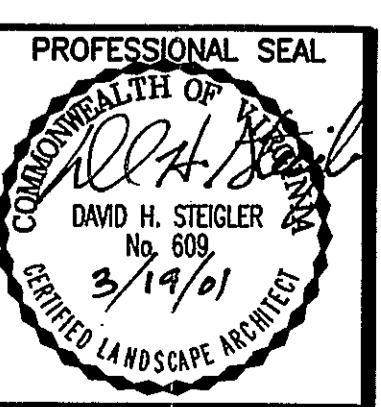
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PHR&A
DATE
APRIL 10, 2000
SCALE
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FILE NO.
10641-1-1



NOTE: THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THE INFORMATION REPRESENTS THE GENERAL CHARACTER AND THEME OF THE PROPOSED DEVELOPMENT AND LANDSCAPE FEATURES. THE DESIGN IS SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING, ARCHITECTURE, AND LANDSCAPE DESIGN.

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	REVISION				DATE



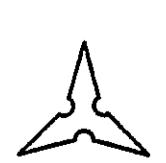
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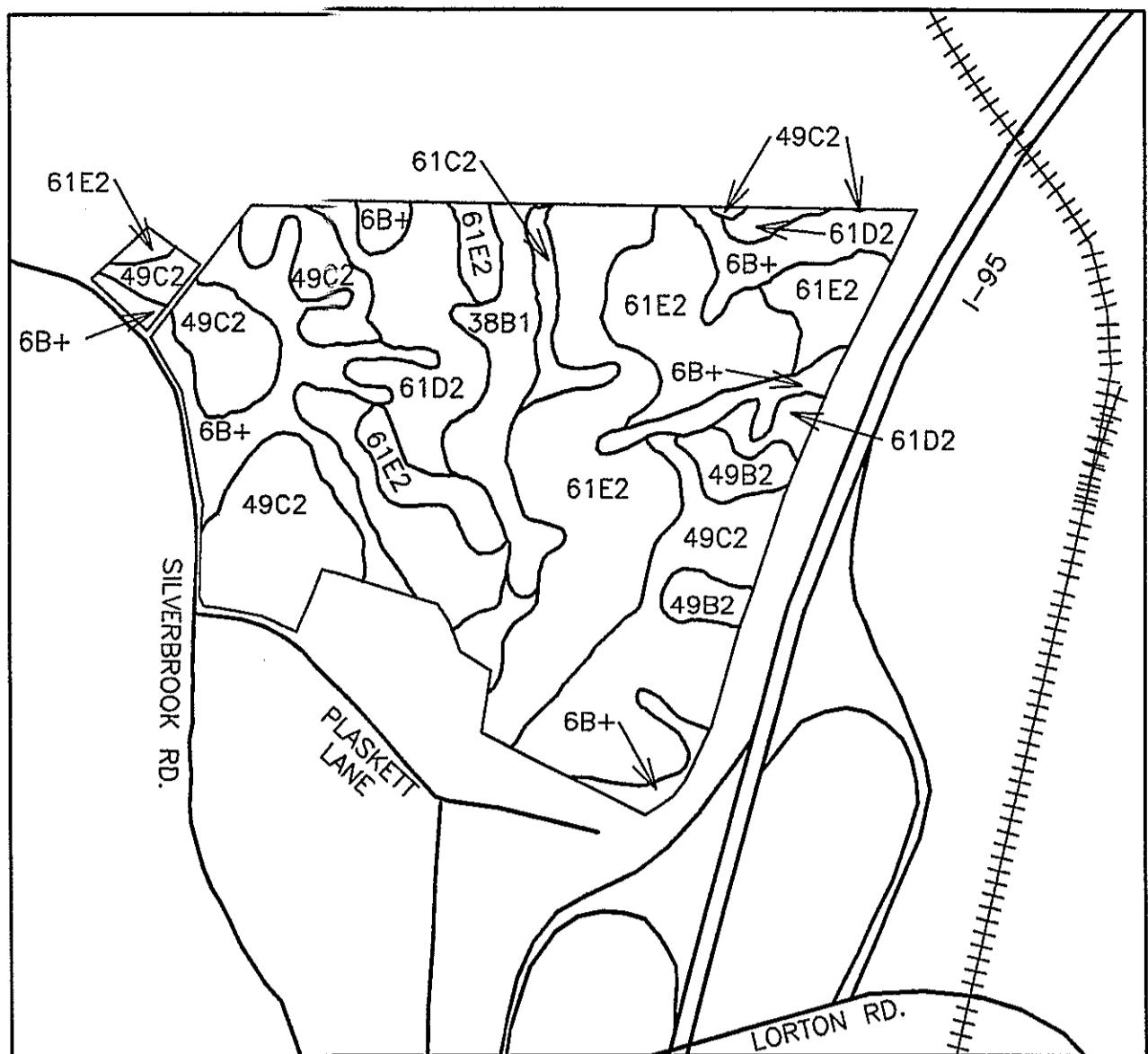
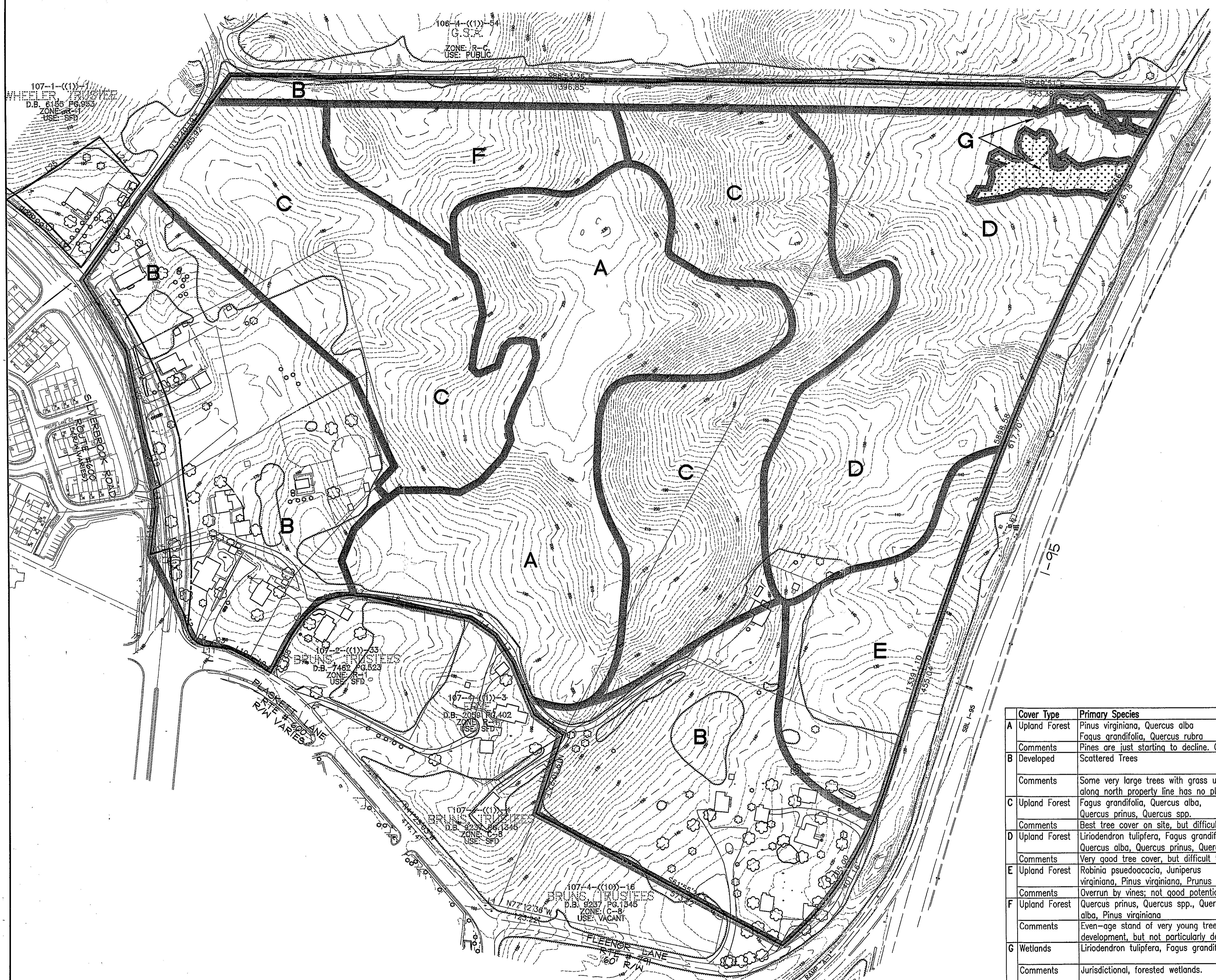
DETAILS**PHR&A**

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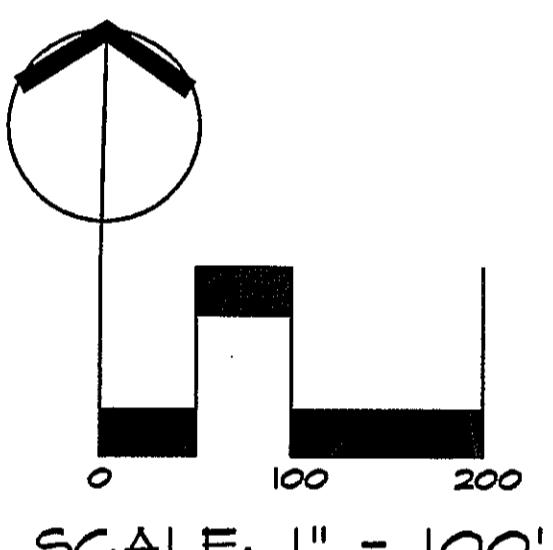
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DRAWN PJS	DATE APRIL 10, 2000
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SHEET 6 OF 8	FILE NO. 10641-1-1



SOILS MAP (Reference: Fairfax County Soils Maps)

Scale: 1" = 500'

6B+
 3B1
 49B2
 49C2
 61D2
 61E2
 Hyattsville Fine Sandy Loam
 Beltsville Loam, Undulating Phase
 Lunt Fine Sandy Loam, Undulating Phase
 Lunt Fine Sandy Loam, Rolling Phase
 Hilly Land, Loamy and Gravelly Sediments
 Steep Land, Loamy and Gravelly Sediments



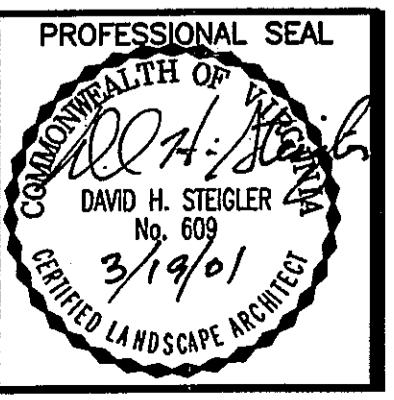
SCALE: 1" = 100'

Application No 102-100-205-M-1A Staff
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (EDP)
 SEE PROFFERS DATED 5/18/01
 Date of (BOS) (PC) approval 5/21/01
 Sheet 1 of 3

Cover Type	Primary Species	Undisturbed Species	Successional	Condition	Area
A Upland Forest	Pinus virginiana, Quercus alba Fagus grandifolia, Quercus rubra	Fagus grandifolia, Ilex opaca, Quercus rubra	sub-climax	good	10.8 Ac.±
B Developed	Scattered Trees	Lawn and landscape plantings	N/A	fair to good	15.9 Ac.±
C Upland Forest	Fagus grandifolia, Quercus alba, Quercus prinus, Quercus spp.	Quercus alba, Fagus grandifolia, Ilex opaca, Quercus rubra, Cornus florida, Vaccinium angustifolium	long term sub-climax	very good	14.2 Ac.±
D Upland Forest	Liriodendron tulipifera, Fagus grandifolia, Quercus alba, Quercus prinus, Quercus spp.	Quercus alba, Fagus grandifolia, Ilex opaca, Cornus florida, Viburnum acerifolium	long term sub-climax	good	9.5 Ac. ±
E Upland Forest	Robinia pseudoacacia, Juniperus virginiana, Pinus virginiana, Prunus serotina	Rubus spp., Smilax rotundifolia Cornus florida, Viburnum acerifolium	sub-climax	poor-fair	3.4 Ac.±
F Upland Forest	Quercus prinus, Quercus spp., Quercus alba, Pinus virginiana	N/A	sub-climax	fair	2.6 Ac.±
G Wetlands	Liriodendron tulipifera, Fagus grandifolia	Carpinus caroliniana, Fagus grandifolia	sub-climax	good	0.6 Ac.±
Comments	Jurisdictional, forested wetlands.				

9	Rev. Layout, Added Alternate	03.19.01	EFF	DHS		
8	Revised Notes	02.16.01	EFF	DHS		

7	Revised Layout	02.08.01	EFF	DHS		
6	Revised Layout	01.17.01	REL/EFF	DHS		
5	Revised Lot Layout	01.03.01	REL	DHS		
4	Revised Collector Rd.	12.12.00	REL	DHS		
3	Revised Layout	11.17.00	REL/EFF	DHS		
2	Per County Comments	11.10.00	PJS/EFF	DHS		
1	Per County Comments	10.27.00	PJS	DHS		
NO.	DESCRIPTION	DATE	REV'D	REV'D	APPROVED	DATE
	REVISION					



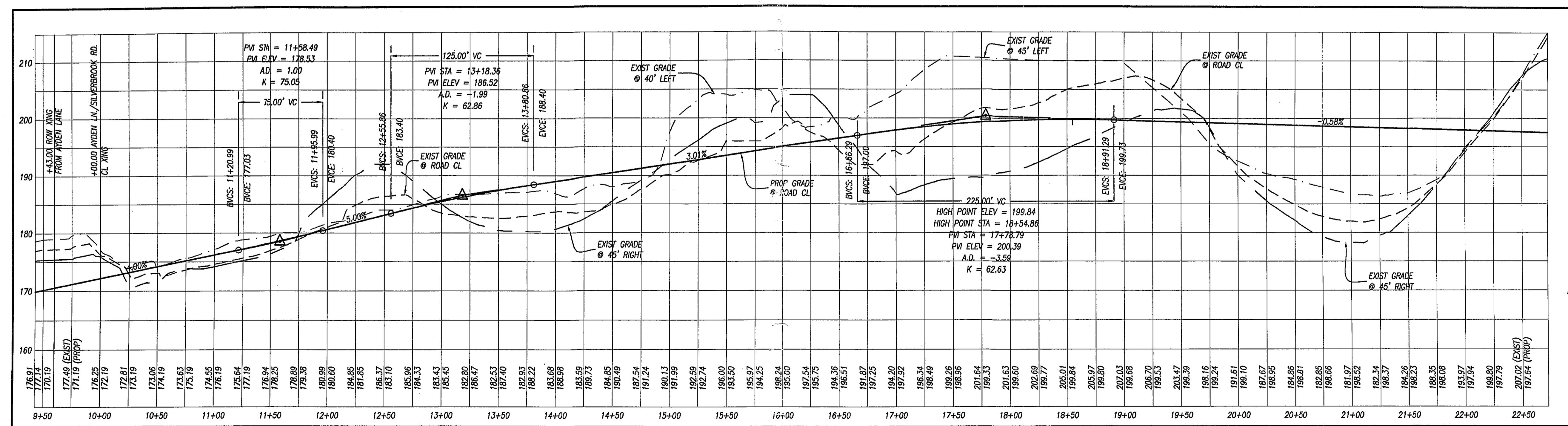
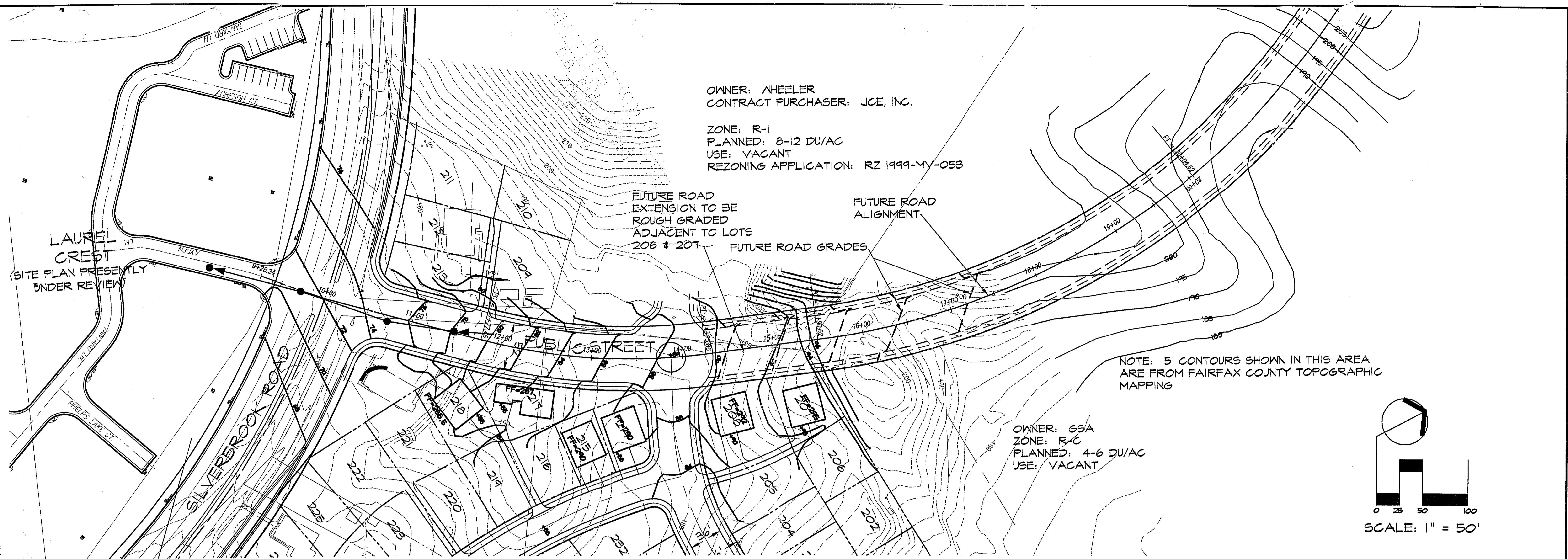
PROJECT
**WASHINGTON HOMES
AT
SILVERBROOK ROAD**
MT. VERNON DISTRICT
FAIRFAX COUNTY, VA

TITLE
**EXISTING VEGETATION
& SOILS MAP**

PHRA
Patton Harris Rust & Associates,pc.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703-449-6700

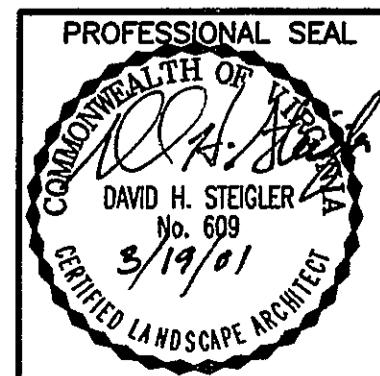
Offices:
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.
Martinsburg, W.Va.

DESIGN N/A SURVEY PHRA
DRAWN PJS DATE APRIL 10, 2000
CHECKED DHS SCALE 1"=100'
SHEET 7 OF 8 FILE NO. 10641-1



9	Rev. Layout, Added Alternate	03.19.01	EFF	DHS
8	Revised Notes	02.16.01	EFF	DHS

7	Revised Layout	02.08.01	EFF	DHS
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NO.	DESCRIPTION	DATE	REV'D	REW'D
	REVISION			



PROJECT
**WASHINGTON HOMES
AT
SILVERBROOK ROAD**
MT. VERNON DISTRICT
FAIRFAX COUNTY, VA

TITLE
**COLLECTOR ROAD
PLAN AND PROFILE**

PHRA
Patton Harris Rust & Associates,pc.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703-449-6700

DESIGN
PHRA
DRAWN
GMH/REL
CHECKED
DHS
SHEET
8 OF 8

SURVEY
PHR&A
DATE
DEC 12, 2000
SCALE
1" = 50'
FILE NO.
10641-1-1